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DOV# 418

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

Prepared by and return to:

Servicelink *Harold Allinder*
4000 Industrial Blvd
Aliquippa, PA 15001
800-439-5451
SL# 2069574
Ln# 689214

Mail tax statements to:

Gaile M Funaro & Phyllis Hunter
1596 State Highway 92
Winterset, IA 50273

**SPECIAL WARRANTY DEED
(CORPORATE GRANTOR)**

32028legc

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Federal Home Loan Mortgage Corporation** a corporation does hereby convey to **Gaile M Funaro, a single person,** ~~and Phyllis Hunter, a single person,~~ whose address is **1596 State Highway 92, Winterset, IA 50273,** the following described real estate in **Madison County, Iowa:**

Commonly known as: **1596 State Highway 92, Winterset, IA 50273**

All that part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, described as commencing at the Northeast corner of said Section One (1); thence North 89°50'18" West a distance of 341.89'; thence South 00°13'34" East a distance of 60.00' to the point of beginning; thence South 00°13'34" East a distance of 367.87'; thence South 89°47'27" West a distance of 197.65'; thence North 00°16'18" West a distance of 98.48'; thence South 86°27'09" West a distance of 10.31'; thence North 01°42'11" West a distance of 116.83'; thence South 88°55'15" West a distance of 271.56'; thence North 00°40'26" East a distance of 70.30'; thence North 41°26'29" East a distance of 119.79'; thence South 89°51'29" East a distance of 401.82' to the point of beginning. Containing 2.63 acres including 0.07 acres of county road right of way.

Subject to all easements, covenants and restrictions of record.

Tax/Parcel ID: 590120120011000

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Subject to previous paragraph, the Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as stated above; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except stated above.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number; according to the context.

This special warranty deed is exempt from real estate transfer tax under 428A.22(6) and 428A.2(19), Iowa Code.

Dated: December 31st, 2009

Federal Home Loan Mortgage Corporation,
By Chicago Title Insurance Company dba
ServiceLink, As Attorney-In-Fact

By: Daniel J Katella
It's: Assistant Vice President

** POA recorded on 09/13/2007 in Doc# 2007 3485 **

STATE OF Pennsylvania
COUNTY OF Allegheny

SS:

On this 31st day of December, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel J Katella, who being by me duly sworn, did say that he/she is the Asst of the corporation executing the within and foregoing instrument that no seal has been procured by the corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that he/she as such officer(s) acknowledged the execution of foregoing instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.

Carla M. Ceravolo
Notary Public

